Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue FILE # HKR-23-928
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1012330 DEEDWARR
06/07/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230607-0043328

WARRANTY DEED

MACKENZIE HUDSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

File No.: HKR-23-928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gerard McWilliams	NEW OWNER	160 15 0B 009.00 CO
(NAME)	(NAME)	
928 Brenton Park Court Brentwood, TN 37027	(smae)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN JAEHEE AHN, A MARRIED MAN, JOINED BY HIS WIFE, DIANA J. AHN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIMOTHY GERARD MCWILLIAMS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat (of) of Brenton Park, of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Jaehee Ahnn, a single man, from Paul Wizniuk and Sara Wizniuk, husband and wife, by Warranty Deed dated November 18, 2020, recorded November 19, 2020, in Instrument No. 20201119-0136171, in the Register's Office of Davidson County, Tennessee.

Diana J. Ahn joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to John Jaehee Ahn.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 928 Brenton Park Court, Brentwood, TN 37027
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of June, 2023.

John Jaehee Ahn

Diana J. Ahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2023, before me personally appeared John Jaehee Ahn and Diana J. Ahn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2023.

Notary Signature
My commission expires: 9/2/2024

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Hannah A. Kolb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 7, 2023.

Hannah A. Kolb
Affiant Signature

6/7/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2023.

Mackenzie Hudson
Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. HKR-23-928